

**N
E
W
S
L
E
T
T
E
R**

BOARD OF DIRECTORS June 2008 to June 2009			
<i>President</i>	Charles Bradley	407-260-6266	chuckbradley@embarqmail.com
<i>Vice President</i>	Tom Carter	407-767-9075	tomtinac@cfl.rr.com
<i>Treasurer</i>	Terry Hilton	407-834-5351	jwhth@aol.com
<i>Secretary</i>	Harry Candler	colc@cfl.rr.com	
<i>Director</i>	Marie Adamour	407-757-2023	marieadamour@cfl.rr.com
<hr/>			
<i>Newsletter Editor</i>	Ellen Bonus	landingseditor@embarqmail.com	
<i>Property Manager</i>	Andrea Logan	407-447-9955	alogan@lelandmanagement.com

Community Block/Pool Party Saturday, Oct. 3, 2009





Community Party



Saturday,
Oct 3rd 3-7 PM
at the pool



Live band! Children's Activities! Raffles & more!



We want to have plenty of food
So please RSVP as soon as possible

Please bring a covered dish to share. Suggestions for a covered dish...
If your Last name begins with

- A** thru **E** Appetizer
- F** thru **P** Salad/Side dish
- R** thru **Z** Dessert



PLEASE RSVP TO HELEN LETTER
via email to helenletter@clf.rr.com

With Your Name, Address, # of Adults, # of Children
If you do not have email, call 407-260-6292.

Non Residents are Invited but will charged \$5. per person



Want to Have More Fun?

Join One of our Party Committees!

RSVP



Welcome

Decorating



Food



Entertainment



Prizes



CLEAN UP



**Contact Marie Adamour at
marieadamour@cfl.rr.com**



**THE LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 19, 2009 AT 7:00 PM**



1) Call to Order- Meeting was called to order at 7:01pm with a quorum of the board present: Call to Order- Meeting was called to order at 7:21pm with a quorum of the board present: Chuck Bradley, Tom Carter, Terry Hilton, and Marie Adamour. Andrea Logan from Leland Management also in attendance. Harry Candler was absent.



2) Approval of Meeting Minutes – July meeting minutes were reviewed. Chuck Bradley motions to approve, Terry Hilton 2nds, with all in favor.

3) Financial Report- Financials were reviewed by the board. Lisa Weathers, Finance Director from Leland Management missed the meeting and will be attending the September meeting. Approval of Financials was tabled until Terry can get with Lisa to answer her questions.



4) Old Business

- Curb Repair Project- Board decides to have Frank move forward with the curb repairs. Email will be sent to Frank to confirm.

5) New Business

- Managers Report- Report was emailed to the board. Budget meeting date was discussed and will be set to coincide with the October Board meeting.
- Pool - Board would like Management to get a bid for pool deck repairs. Pool hours are discussed, Terry motions to maintain the current pool hours of 8am-10pm, Marie seconds, with all in favor.
- Umbrellas- Board would like Management to get prices for replacing the umbrellas at the pool(crank up, fiberglass, tan)



6) Open Forum

- Landscaping- Several landscaping issues were addressed including: Resident attendant who is concerned about her tree. Tree issue is discussed and Andrea will be getting bids for removal or trimming of the tree.



Continued...

Board also discussed Valley Crest looking at the irrigation and providing a map free of charge. Board all agrees this is something they would like Valley Crest to do.

Landscape Contract is discussed and bids reviewed, board would like a more apples to apples comparison by having the vendors bid on the current LDS contract format to include all services they are currently receiving. Management to email final spec's to the board before they go out to the bidders.



Removal of shrubs from islands, bid has been received from LDS but board would like additional bids for this.



Irrigation is discussed and project bid reviewed for the area by a resident's house. Management suggests the HOA get something in writing which lays out the agreement the residents are willing to make with the HOA.

- Petty Cash- Board discussed petty cash and how they would coordinate that system. Terry Hilton presents policy and procedures for the petty cash. Three hundred dollars in petty cash to be allocated to board members in amounts no greater than \$100. Receipts to be provided to Management to replenish the funds. Chuck motions to approve this policy, Tom seconds with all in favor.
- Violations- Board discussed some outstanding violations which were noted over the past weeks. Management is advised to send two separate letters to residents of the community.
- Invoices- Chuck reviews invoices and approves all except for the pond maintenance company pending a service report.
- Community Event- A community event is discussed and tentatively scheduled for October 3, 2009.



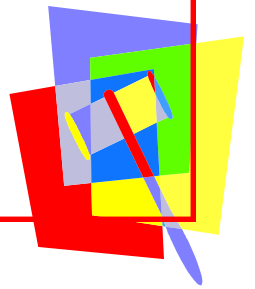
Adjournment- Tom motions to adjourn at 9:23pm, Terry seconds, with all in favor.

NEXT BOARD MEETING...

WEDNESDAY,

SEPTEMBER 16TH

AT 7:00 PM



PAID ADVERTISEMENT

Does Your House Need a New Look?

Pressure Cleaning

INTERIOR-EXTERIOR PAINTING

CEILING & WALLS

POPCORN—SPLATTER—ORANGE PEEL—KNOCKDOWN

HANDYMAN MAINTENANCE



- DECKS
- WOOD REPLACEMENT
- HOUSE WASH
- SAFE ROOF CLEANING
- DRIVEWAYS
- WALK WAYS
- SCREEN ENCLOSURES
- AND MORE!

FREE EST! AFFORDABLE RATES! PAUL CROUSE 407-831-0259

BUSINESS DIRECTORY

- Adamour, Matt**.....'Now and Then' Band-Quality Entertainment
www.nowandthenband.net or 407-754-2023
- Agudelo, Juan**.....Nano' s Painting & Home Services—The Landings
Ext. Painting 1200-\$1500. 407-257-1048/462-5379
- Bautista, Edna**.....Notary Public, Certified Signing Agent
407-694-0896 or EJ1206@aol.com
- Becker, Sandy**.....Realtor, Watson Realty Corp., 407-622-8538 or
407-620-7238 or sbecker@watsonrealtycorp.com
- Biederman, Judy**.....Licensed Massage Therapist MA0018520
407-339-7243 or 353-7367
- Bonus, Ellen**.....Cat Sitting While You Are Away
407-831-3432 or landingseditor@embarqmail.com
- Carter, Denise**.....Denise's Darling Dog/Cat/Pet Services
Walking, Sitting, Day/Night Care 407-767-9075
- Coy, Barbara**.....Real Estate Consultant, Prudential Florida Realty
407-497-1777 or www.barbaracoy.com
- Maras, Lori**.....Furniture Upholstery—407-331-4338
- Para, Martha**.....Realtor, Home Investment Realty; Premier
Design Jewelry (Home Shows) 407-257-1048
- Ramos, Amy**.....English Pointer Interiors - Decorating to Suit All Budgets
407-529-5800 or amy@englishpointerinteriors.com
- Robertson, Linda**.....Real Estate Professional, Coldwell Banker
407-389-7995 or realtorLR@aol.com
- Viscuso, Nick**.....Beltone Hearing Specialist. Hearing Aids
407-383-3544. Free no obligation tests.
- Viscuso, Pat**Independent Avon Representative. 407-718-7795
www.youravon.com/pviscuso. Special web offers.
- Viscuso, Gianna**.....Pet Sitter, Age 11, Cats, small dogs, other critters,
Mom and dad will help. Reasonable. 407-834-5368